



**City of Bellevue  
Development Services Department  
Land Use Staff Report**

---

**Proposal Name:** Bennett Short Plat

**Proposal Address:** 9436 NE 1<sup>st</sup> Street

**Proposal Description:** Application for Preliminary Short Plat approval to subdivide an existing 22,899 square foot lot (0.52 acre) into 2 single-family lots, located in the R-3.5 land use district.

**File Number:** 13-133596-LN

**Applicant:** Gregg Bennett

**Decisions Included:** Preliminary Short Plat (Process II)

**Planner:** Laurie Tyler, Associate Planner

**State Environmental Policy Act Threshold Determination:** Exempt

**Department Decision:** Approval with Conditions

---

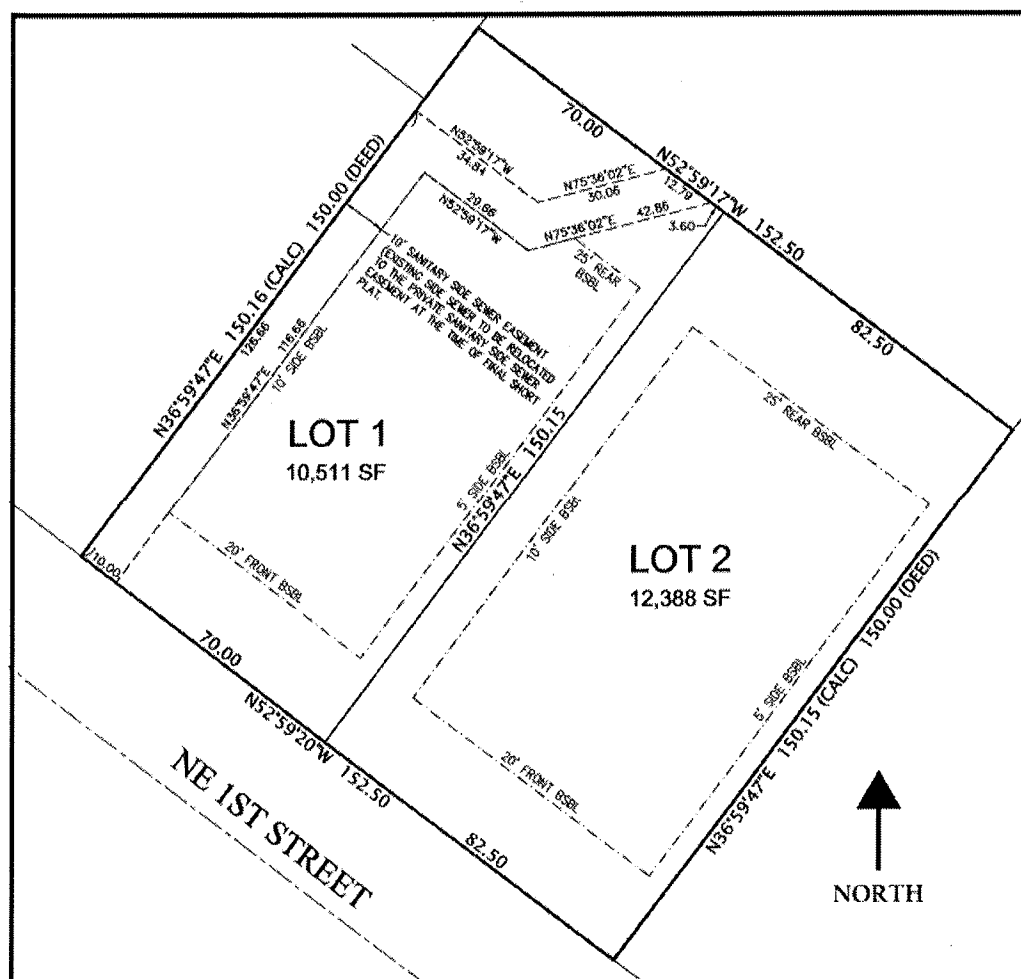
Laurie Tyler, Associate Planner  
Development Services Department

Application Date: November 4, 2013  
Notice of Application: December 19, 2013  
Minimum Comment Period: January 2, 2014 (14 days)  
Decision Publication Date: January 30, 2014  
Appeal Deadline: February 13, 2014(14 days)

## I. DESCRIPTION OF PROPOSAL

The applicant is proposing to short plat an existing 22,899 square foot lot (approximately 0.52 acres) into two (2) single-family lots. The subject site is located within the R-3.5 land use district, and the North Bellevue subarea. The site contains an existing single-family dwelling which will be demolished as a result of this short plat proposal. Access to the two proposed lots will be from individual driveways accessed off NE 1st Street.

As defined by Land Use Code 20.25H, the site does not contain any critical areas. The property currently contains thirty-one (31) significant trees, consisting of Cedar, Maple, Holly, Pine and Deciduous varieties (454 diameter inches). The applicant proposes to retain thirteen (13) of these trees, which equates to approximately 33% of the total diameter inches of the significant trees on the site. It should be noted that a Pine tree located at the southern corner of proposed Lot 2 is actually located within the City right-of-way, which has already been removed. The applicant will be required to replace this tree in a similar location with a City approved tree specimen.



## II. SITE DESCRIPTION AND CONTEXT

The subject site is located within an existing single-family neighborhood, and is bordered on all sides by single-family dwellings. Clyde Beach Park is located approximately one block to the south west of the site, along Lake Washington Boulevard NE. The subject site is located within the R-3.5 Land Use District with a Comprehensive Plan designation of Single-Family Medium.

The topography of the site slopes upward from NE 1<sup>st</sup> Street (southwest to northeast). Currently, one (1) single-family dwelling exists on the site, which is accessed via a single driveway curb cut off NE 1<sup>st</sup> Street. A planting strip and small staircase are located within the public right-of-way, which are proposed to be removed.

The proposal aims to subdivide the existing 22,899 square foot parcel (0.52 acres) into two (2) lots, resulting in a 10,511 square foot lot (0.24 acres) and a 12,388 square foot lot (0.28 acres). Each lot will be developed in the future with one (1) single-family dwelling (not part of this short plat approval).

Figure 2 – Existing Conditions

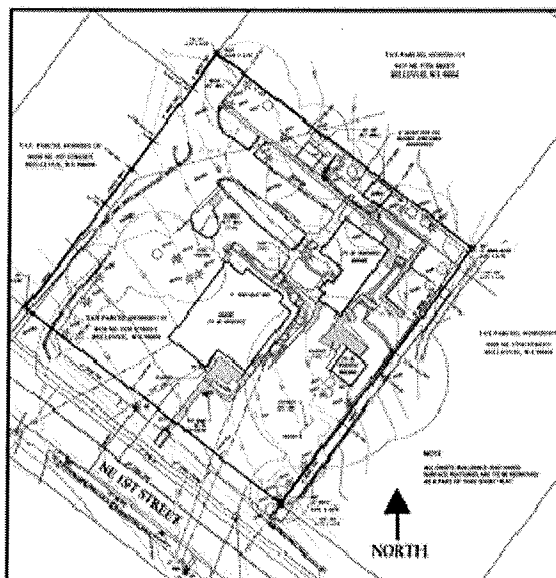
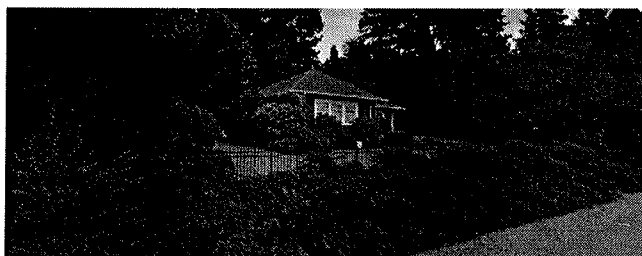


Figure 3 – Aerial Photograph



Photographs of Subject Site



### III. CONSISTENCY WITH ZONING AND LAND USE CODE REQUIREMENTS

#### A. Zoning

The two lots proposed with this short plat application are permitted within the R-3.5 land use district. Refer to Table 1 of Section III.B below for discussion of dimensional requirements.

**Figure 4 – Zoning Map**



#### B. Consistency with Standard Land Use Code Requirements

**Table 1 – Dimensional Requirements**

<b>BASIC INFORMATION</b>		
<b>Zoning District</b>	R-3.5 North Bellevue Subarea Comprehensive Plan Designation: Single-Family Medium	
<b>Gross Site Area</b>	22,899 square feet (approx. 0.52 acre)	
<b>ITEM</b>	<b>REQ'D/ALLOWED</b>	<b>PROPOSED</b>
<b>Minimum Lot Area</b>	10,000 Square Feet	Lot 1: 10,511 Square Feet Lot 2: 12,388 Square Feet
<b>Minimum Lot Width</b>	70 Feet	Lot 1: 70.00 Feet (approx.) Lot 2: 82.50 Feet (approx.)
<b>Minimum Lot Depth</b>	80 Feet	Lot 1: 150.16 Feet (approx.) Lot 2: 150.15 Feet (approx.)
<b>Building Setbacks</b>		
Front Yard	20 Feet	20 Feet
Rear Yard	25 Feet	25 Feet
Min. Side Yard	5 Feet	5 Feet
2 Side Yards	15 Feet	15 Feet (5 ft. + 10 ft.)
<b>Access Easement Setbacks</b>	10 Feet from easement – Side Yard	Lot 1: Not applicable Lot 2: Not applicable
<b>Tree Retention</b>	30% of 454 Diameter Inches = 136.2 Diameter Inches	152 Diameter Inches or 33 % Retained

#### **IV. STATE ENVIRONMENTAL POLICY ACT (SEPA)**

There are no critical areas within or immediately adjacent to the proposal site. Short Plats which do not contain Critical Areas are exempt from SEPA review pursuant to WAC 197-11-800(6)(a), BCC 22.02.032. Thus, the project proposal is Exempt.

#### **V. SUMMARY OF TECHNICAL REVIEWS**

##### **A. Utilities Review**

The Utilities Department has reviewed the submitted plans and has approved the Preliminary Short Plat proposal only. There are no implied approvals of the utility engineering. Changes to the site layout may be required to accommodate the utilities. All water, sewer and storm drainage design review, plan approval and field inspection shall be done through the water application process, side sewer permit(s) and or storm drainage connection permits. **Refer to Conditions of Approval regarding Utilities in Section IX of this report.**

##### **B. Fire Department Review**

The Fire Department has approved the preliminary short plat. **Refer to Conditions of Approval regarding Fire in Section IX of this report.**

##### **C. Transportation Review**

The Transportation Department has reviewed the plans submitted for the preliminary short plat and recommends approval. The final engineering plans must show all transportation-related improvements and must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure permit. Prior to final short plat approval, the developer must provide all transportation improvements at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished improvements.

Under city code BCC 22.16, payment of the transportation impact fee for each new home prior to building permit issuance will adequately mitigate off-site transportation impacts. The fee amount is subject to periodic revision by the City Council. Builders will pay the fee in effect at the time of building permit issuance. This short plat is eligible for impact fee credit for removal of the existing house.

##### **Site Access**

Access will be via two private driveways, one for each lot, off NE1st Street, as shown on the approved plans. No other access connection to city right-of-way is authorized. The existing driveway which serves the existing house must be removed, and a shoulder matching the adjacent shoulders must be provided at the former driveway location.

Addresses for each parcel will be determined by the City's Parcel and Address Coordinator.

### **Street Frontage Improvements**

The construction of standard street frontage improvements is generally required as a condition of development approval. However, city code BCC 14.60.110.E allows frontage improvement requirements to be waived if "adjacent street frontage improvements are unlikely to be installed in the foreseeable future." On that basis, the requirement to install most typical frontage improvements, including curb, gutter, sidewalk, streetlights, and landscape strip, is hereby waived. The only requirements for street frontage improvements will be to install driveway connections that comply with city standards, restore the shoulder where the old driveway is removed, achieve required sight lines, and repair any damage caused to the pavement on NE 1<sup>st</sup> Street. The developer has agreed to voluntarily replace a city-owned street tree that was inadvertently removed. The final engineering plans showing all frontage improvements must be consistent with the Transportation Development Code (BCC 14.60) and the Transportation Department Design Manual prior to approval of the plat infrastructure (GE) permit.

Franchise and private utility companies may be required to place their utility lines underground, depending on permits issued to those companies. If so, any trenching and trench restoration that those companies do to install utilities within or across the street will probably be billed to the developer.

Prior to final short plat approval, the developer must provide all required street frontage improvements on NE 1<sup>st</sup> Street at the developer's expense (BCC 14.60.110) or provide an acceptable financial assurance device equivalent to 150% of the cost of unfinished frontage improvements.

### **Use of the Right of Way**

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading, and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit.

### **Pavement Restoration**

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every public street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it was last resurfaced. These three categories are No Street Cuts Permitted, Overlay Required, and Standard Trench Restoration. Each category has different trench restoration requirements associated with it. Near the development site NE 1<sup>st</sup> Street is classified as Standard Trench Restoration. Any trenching in the paved street surface or damage to the pavement must be restored per standard plan ROW-1, which must be included in the plat engineering plans.

### **Sight Distance**

The access design shall meet the sight distance requirements of BCC 14.60.240 and 241. Required sight distance triangles must be shown on the plat engineering plans. The gravel shoulder is used as pedestrian path, so pedestrian sight distance requirements do apply. Vegetation shall be trimmed as needed within the sight triangle. If necessary, grading may be needed to achieve the required sight lines.

### **Transportation Impacts and Mitigation**

City staff have analyzed the potential short term operational impacts of this proposal in order to recommend mitigation if necessary. The proposed short plat will generate a net increase of approximately one net new PM peak hour trip. No mitigation is required aside from payment of standard transportation impact fees and construction of driveway and frontage improvement described elsewhere in this report.

**Refer to Conditions of Approval regarding Transportation in Section IX of this report.**

### **D. Clearing and Grading Review**

The Clearing and Grading Division has reviewed the submitted plans and has approved the preliminary short plat without conditions. A Clearing and Grading Permit (GE Type) is required for the construction of the driveway and utilities for this short plat. **See attached Clearing and Grading Development Standards Memo.**

## **VI. PUBLIC COMMENT**

The City initially notified the public of this proposal on December 19, 2013, with mailed notice and publication in the Weekly Permit Bulletin. A public information sign was installed on the site the same day. No written comments were received regarding the proposal, and there are no parties of record besides the applicant.

## **VII. DECISION CRITERIA:**

Land Use Code 20.45B.130B Decision Criteria for a Preliminary Short Plat:

The Director may approve or approve with modifications an application for a Preliminary Short Plat if:

- 1. The Preliminary Short Plat makes appropriate provisions for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets, sidewalks, alleys, other public ways, water supplies, sanitary waste.**

***Finding:*** City codes ensure public health, safety and general welfare through development code requirements. Existing public water and sewer facilities have been deemed adequate to serve the proposed development.

Construction noise is expected during the construction period, however, the Bellevue Noise Control Ordinance (BCC 9.18) regulates hours of construction-related noise emanating from project sites. **Refer to Condition of Approval regarding**

**Noise/Construction Hours in Section IX of this report.**

**2. The public interest is served by the short subdivision.**

**Finding:** The public interest is served by providing additional housing opportunities in accordance with the Comprehensive Plan, while ensuring compliance with City codes and standards.

**3. The preliminary short plat appropriately considers the physical characteristics of the proposed short subdivision site.**

**Finding:** The preliminary short plat considers the physical characteristics of the site by establishing tree retention and protection requirements which will maintain some of the vegetated character of the surrounding neighborhood. There are no critical areas on this site that require further protection. **Refer to Conditions of Approval regarding Tree Protection and Tree Retention in Section IX of this report.**

**4. The proposal complies with all applicable provisions of the Land Use Code (BCC Title 20), the Utility Code (BCC Title 24), and the City of Bellevue Development Standards.**

**Finding:** As conditioned, the proposal complies with the Land Use Code requirements for the R-3.5 land use district, the Utility Code and the City of Bellevue Development Standards.

**Land Use Code Requirements:**

**A. Dimensional Requirements:** *Refer to Section III.B. of this report for dimensional requirements.*

**Response:** All of the lots shown can be developed in accordance with the City of Bellevue Land Use Code requirements, including the R-3.5 land use district dimensional requirements.

**B. Significant Tree Preservation:** *Tree preservation requirements pursuant to LUC Section 20.20.900.D.3 require the retention of 30% of the diameter inches of significant trees on the site. In order to meet the 30% minimum retention requirement, the project must retain a minimum of 136.2 diameter inches of the 454 diameter inches of the existing significant trees.*

**Response:** The applicant proposes to preserve a total of 152 diameter inches or 33% of the significant trees onsite. This satisfies the minimum 30% tree retention requirement. **Refer to project drawings attached to this report and Conditions of Approval regarding Tree Protection and Tree Retention in Section IX of this report.**

**5. The proposal is in accord with the Comprehensive Plan (BCC Title 21).**

**Finding:** The site is located within the North Bellevue subarea. The Comprehensive Plan specifies Single-Family Medium Density development for this property, which is consistent with the R-3.5 land use designation. In addition, the proposal complies with



applicable Comprehensive Plan policies City-wide and for this Subarea, including the following:

**Land Use Policy LU-3:** *Accommodate growth targets of 10,117 additional households and 40,000 additional jobs for the 2001-2022 period. These targets represent the city's commitment to develop the zoning and infrastructure to accommodate this level of growth; they are not a commitment that the market will deliver these numbers.*

**Finding:** This short plat will provide for one additional future single-family residential unit. This home will help to meet Bellevue's share of the regionally adopted demand forecasts for residential uses.

**Land Use Policy LU-4:** *Encourage new residential development to achieve a substantial portion of the maximum density allowed on the net buildable acreage.*

**Finding:** The two lots proposed as a result of this short plat are the maximum number of lots allowed on an R-3.5 lot of this size.

**Housing Policy HO-17:** *Encourage infill development on vacant or under-utilized sites that have adequate urban services and ensure that the infill is compatible with the surrounding neighborhoods.*

**Finding:** This short plat provides for a development opportunity on an under-utilized site with adequate urban services, and will eventually add one additional new single-family dwelling, which will be compatible with the surrounding single-family neighborhoods. In addition, the proposal meets the Housing Element Neighborhood Quality & Vitality goal of ensuring compatible housing and environmentally sensitive features by preserving four healthy, significant trees on-site.

6. **Each lot in the proposal can reasonably be developed in conformance with current Land Use Code requirements without requiring a variance.**

**Finding:** As conditioned, each lot (proposed Lots 1 and 2) can reasonably be developed to current R-3.5 dimensional standards without requiring a variance. There are no site constraints or critical areas which inhibit the development of this property that would warrant a variance. **Refer to Condition of Approval regarding the variance restriction in Section IX of this report.**

7. **All necessary utilities, streets or access, drainage and improvements are planned to accommodate the potential use of the entire property.**

**Finding:** The Utilities and Transportation Departments have reviewed the preliminary short plat and determined that all necessary utilities, drainage, driveway access locations, necessary sidewalk easements and other required improvements are either existing, planned or conditioned as part of this approval, to accommodate the use of these lots. **Refer to Conditions of Approval regarding infrastructure improvements and access design and maintenance in Section IX of this report.**

## VIII. CONCLUSION AND DECISION:

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, City Code, and standard compliance reviews, the Director of the Development Services Department does hereby **APPROVE** the Bennett Preliminary Short Plat **WITH CONDITIONS**.

This approval automatically expires and is void if the applicant fails to file for approval of the final short plat within one year of the effective date of approval unless the applicant files for an extension at least 30 days prior to the expiration and the extension is granted pursuant to LUC 20.45B.150 and 160.

## IX. CONDITIONS OF APPROVAL:

The following conditions are imposed under authority referenced:

### COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES

The applicant shall comply with all applicable Bellevue City Codes, Standards, and Ordinances including but not limited to:

Applicable Codes, Standards & Ordinances	Contact Person
Clearing & Grading Code – BCC 23.76	Savina Uzunow, (425) 452-7860
Construction Codes – BCC Title 23	Building Division, (425) 452-6864
Fire Code – BCC 23.11	Adrian Jones, (425) 452-6032
Land Use Code – BCC Title 20	Laurie Tyler, (425) 452-2728
Noise Control – BCC 9.18	Laurie Tyler, (425) 452-2728
Sign Code – BCC Title 22	Laurie Tyler, (425) 452-2728
Transportation Develop. Code – BCC 14.60	Carl Wilson, (425) 452-7915
Traffic Standards Code 14.10	Carl Wilson, (425) 452-7915
Right-of-Way Use Code 14.30	Tim Stever, (425) 452-4294
Utility Code – BCC Title 24	Arturo Chi, (425) 452-4856

### A. GENERAL CONDITIONS:

#### 1. Utilities

The Utilities Department approval of the Preliminary Short Plat Application is based on the preliminary utility design. Final civil engineering of the utility design may require changes to the site layout to accommodate the Utilities. Engineering plans must be designed and stamped by a professional engineer licensed in the state of Washington and must conform to the Utilities Code and the Utilities Engineering Standards. In addition, the water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. Utilities design review plan approval and field inspection will be performed through the Utilities permit processing desk at City Hall when permits for water, sewer and storm are applied for.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06  
REVIEWER: Art Chi, Utilities Department

## **2. Sewer**

A side sewer permit is required to reconnect 9437 NE 5<sup>th</sup> Street to the proposed 10' sewer easement, as shown on the face of the preliminary short plat. Connection permits will then be required for each lot indicated on the face of the preliminary short plat.

AUTHORITY: Bellevue City Code 24.02, 24.04, 24.06

REVIEWER: Art Chi, Utilities Department

## **3. Variance Restriction**

Approval by the City of this short plat is a determination that each lot in the short plat can be reasonably developed in conformance with the Land Use Code requirements in effect at the time of preliminary short plat approval without requiring a variance.

AUTHORITY: Land Use Code 20.45B.130.A.6

REVIEWER: Laurie Tyler, Development Services Department

## **4. Noise – Construction Hours**

The proposal will be subject to normal construction hours of 7 a.m. to 6 p.m., Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturdays, except for Federal holidays and as further defined by the Bellevue City Code. Proximity to existing residential use will be given special consideration. Upon written request to the Development Services Department (DSD), work hours may be extended to 10:00 p.m. if the criteria for extension of work hours as stated in BCC 9.18 can be met and the appropriate mitigation employed.

AUTHORITY: Bellevue City Code 9.18

REVIEWER: Laurie Tyler, Development Services Department

## **5. Street Tree Replacement**

The street tree (Pine) which was removed from the southern corner of the site shall be replaced with a City approved tree specimen, this size of which will be determined by the Parks Department, prior to final occupancy inspection of the single-family building (BS) permit for Lot 2. A right-of-way use permit (Type C) shall be applied for in order to replace the tree.

AUTHORITY: Bellevue City Code 14.06.100 & 14.30.080.C

REVIEWER: Laurie Tyler, Development Services Department

## **B. PRIOR TO ISSUANCE OF ANY PLAT ENGINEERING/CLEAR AND GRADE PERMIT:**

### **1. Right of Way Use Permit**

The applicant is required to apply for a Right of Way Use Permit before the issuance of any clearing and grading, building, foundation, or demolition permit. In some cases, more than one Right of Way Use Permit may be required, such as one for hauling and one for construction work within the right of way. A Right of Way Use Permit regulates activity within the city right of way, including but not limited to the following:

- a) Designated truck hauling routes.

- b) Truck loading and unloading activities.
- c) Hours of construction and hauling.
- d) Continuity of pedestrian facilities.
- e) Temporary traffic control and pedestrian detour routing for construction activities.
- f) Street sweeping and maintenance during excavation and construction.
- g) Location of construction fences.
- h) Parking for construction workers.
- i) Construction vehicles, equipment, and materials in the right of way.
- j) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when specific construction activities, such as shoring, foundation work, and construction of frontage improvements, prevent access. General materials storage and contractor convenience are not reasons for preventing access.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, Transportation Department

## **2. Off-Street Parking**

The applicant must secure sufficient off-street parking for construction workers, equipment, and materials storage before the issuance of a clearing and grading, building, foundation, or demolition permit, unless on-street parking is allowed through the Right of Way Use Permit.

AUTHORITY: Bellevue City Code 14.30  
REVIEWER: Tim Stever, Transportation Department

## **3. Engineering Plans**

The design of all street frontage improvements must be in conformance with the Transportation Development Code and the Transportation Department Design Manual. The engineering plans must correctly show all transportation-related engineering details, including but not limited to, the design of the driveway approaches, the required pavement restoration, and sight distance. Appropriate standard drawings from the Transportation Department Design Manual must be included in the engineering plans.

Landings on sloping driveway approaches are not to exceed a 10% slope for a distance of 20 feet approaching the back edge of the gravel shoulder. No part of the driveways should exceed a grade of 15%. Driveway grades must be designed to prevent vehicles from bottoming out due to abrupt changes in grade.

AUTHORITY: Bellevue City Code 14.60; Transportation Department Design Manual and Design Manual Standard Drawings  
REVIEWER: Carl Wilson, Transportation Department

## **4. Sight Distance**

Required sight lines at each driveway must be shown on a sheet of the final engineering plans. If necessary to meet the sight distance requirements of BCC 14.60.240 and 241 and standard drawings TE-1 and TE-3, vegetation near the access points may need to

be trimmed. Areas of high ground may need to be graded down. New vegetation must be installed in a manner that would not create a sight distance obstruction. Any vegetation trimming or grading that is necessary in order to achieve the sight lines must be shown on a sheet of the clearing and grading plan set.

AUTHORITY: Bellevue City Code 14.60.240 and 241  
REVIEWER: Carl Wilson, Transportation Department

#### **5. Pavement Restoration**

The city's pavement manager has determined that this segment of NE 1<sup>st</sup> Street will require standard trench restoration for any utility connections or other digging in the street surface. Trench restoration must meet the requirements of Section 21 of the Design Manual and standard drawing ROW-1, which must be included in the final engineering plans.

AUTHORITY: Bellevue City Code 14.60.250 and Design Manual Design Standard # 21  
REVIEWER: Tim Stever, Transportation Department

#### **6. Tree Protection**

To mitigate adverse impacts during construction to trees to be retained, applicant must comply with the following:

- a) Clearing limits shall be established for retained trees within the developed portion of the site, outside of the drip lines. Six-foot chain link fencing with driven posts, or an approved alternative, shall be installed at the clearing limits (outside of the drip lines) prior to initiation of any clearing and grading.
- b) No excavation or clearing should be performed within drip lines of retained trees except as specifically approved on plans. All such work shall be done by hand to avoid damage to roots and shall be done under the supervision of an arborist approved by the City.
- c) Every measure shall be taken to preserve these existing trees during plat engineering.

AUTHORITY: Bellevue City Code 23.76.060  
REVIEWER: Laurie Tyler, Development Services Department

### **C. PRIOR TO FINAL SHORT PLAT APPROVAL:**

#### **1. Infrastructure Improvements**

All street frontage and infrastructure improvements shown in the final engineering plans or required by city codes and standards must be either completed prior to approval of the final short plat or provided for with a financial assurance device. Completion of the asphalt top lift (if required) and all other transportation infrastructure items prior to completion of the homes associated with the development is allowed. Improvements must be approved by the Transportation Department inspector before they are deemed complete.

Land Use Code Section 20.40.490 allows a developer to obtain final short plat approval prior to finishing improvements with provision of an acceptable financial assurance device equivalent to 150% of the cost of unfinished infrastructure improvements. Provision of such an assurance device requires completion of the improvements by the developer within two years of final short plat approval. Installation of improvements that would negatively affect safety if left unfinished may not be delayed through use of a financial assurance device. Partial reductions of the financial assurance device will not be approved except in special circumstances, determined in advance, such as phased projects.

AUTHORITY: Bellevue City Code 14.60.110, 150, 181, 190, 240, 241;  
LUC 20.40.490; Transportation Department Design Manual  
REVIEWER: Carl Wilson, Transportation Department

## 2. Tree Retention

The City of Bellevue urges the applicant to save as many trees as possible. The final short plat shall portray a minimum of 152 diameter inches of existing significant trees to remain, as proposed. A Tree Preservation Plan that portrays the drip-line, the diameter size, and common name of each significant tree to be retained must be recorded with the *final short plat mylar* (recorded with King County). This Tree Preservation Plan must also contain the following note:

***“Designation of trees on the Tree Preservation Plan establishes a covenant by the owner to leave undisturbed all trees as shown on the Tree Preservation Plan. This covenant shall run with the land and shall be binding upon all future owners. No tree topping, tree cutting or tree removal shall occur unless required or approved by the City. Except for ordinary landscape maintenance, no construction, clearing or land alteration activities shall occur within the drip-line of trees shown on the Tree Preservation Plan, unless required or approved by the City. Activities in violation of this covenant are subject to penalty, including without limitation, fines and mitigation requirements. The City of Bellevue shall have the right, but not the obligation, to enforce the requirements, terms and conditions of this covenant by any method available under law. It is the obligation of the owner to comply with the terms of the Tree Preservation Plan and this covenant.”***

During plat engineering, the drip line of the trees to be saved shall be fenced to prevent clearing & grading activities within the drip line area.

AUTHORITY: Land Use Code 20.20.900.D  
REVIEWER: Laurie Tyler, Development Services Department

## 3. Demolition of Existing Structures

Prior to recordation of the Final Short Plat, the applicant shall apply for a demolition permit in order to demolish the existing single-family dwelling on site.

AUTHORITY: Land Use Code 20.25A.025  
REVIEWER: Laurie Tyler, Development Services Department

Bennett Preliminary Short Plat - 13-133596-LN  
9436 NE 1<sup>st</sup> Street  
Page 15 of 15

**4. Private Sanitary Sewer Easement**

Prior to recordation of the Final Short Plat, the applicant shall establish and record the 10 foot private sanitary sewer easement for the benefit of the northerly property owner.

AUTHORITY: Bellevue City Code 24.04

REVIEWER: Laurie Tyler, Development Services Department

**ATTACHMENTS**

Project Drawings



# BENNETT PRELIMINARY SHORT PLAT

NW 1/4, NE 1/4 SECTION 31, TOWNSHIP 25 N, RANGE 5 E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

## SURVEY NOTES

1. HORIZONTAL DATUM: NAD 83 (2011) WASHINGTON STATE PLANE NORTH ZONE (4601). BOUNDARY INFORMATION SHOWN HEREON REFERENCED THE FOLLOWING INFORMATION:  
A) RECORD OF SURVEY RECORDED IN VOLUME 105 OF SURVEYS, PAGE 198, RECORDS OF KING COUNTY, WASHINGTON.

B) RECORD OF SURVEY RECORDED IN VOLUME 64 OF SURVEYS, PAGE 147, RECORDS OF KING COUNTY, WASHINGTON.

C) RECORD OF SURVEY RECORDED IN VOLUME 229 OF SURVEYS, PAGE 141, RECORDS OF KING COUNTY, WASHINGTON.

D) PLAT OF LOCHLEVEN AS RECORDED IN VOLUME 16 OF PLATS, PAGE 46, RECORDS OF KING COUNTY, WASHINGTON.

E) KING COUNTY ASSESSOR'S MAP FOR THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 25 NORTH, RANGE 5 EAST, W.M.

F) CITY OF BELLEVUE GPS SURVEY CONTROL AND CADASTRAL DATA BASE.

2. BASIS OF POSITION (STATE PLANE COORDINATES): HELD CITY OF BELLEVUE CONTROL POINT (1501) - FOUND CONCRETE MONUMENT WITH 1/2" BRASS PLUG AND PUNCH MARK IN CASE, DOWN 1.0 FEET AT INTERSECTION OF NE 5TH STREET AND 94TH AVE NE. SEE CITY OF BELLEVUE DATA BASE FOR A MORE DETAILED DESCRIPTION. (N 227,991.321, E 1,299,520.657 GRID)

3. BASIS OF BEARING (STATE PLANE COORDINATES): HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND CITY OF BELLEVUE CONTROL POINT (1500) - FOUND CONCRETE MONUMENT WITH 1/2" BRASS PLUG AND PUNCH MARK IN CASE, DOWN 1.5 FEET AT THE INTERSECTION OF 94TH AVE NE AND NE 8TH STREET, TO BE N 37°08'19" E PER DIRECT INVERSE. SEE CITY OF BELLEVUE DATA BASE FOR A MORE DETAILED DESCRIPTION. (N 228,274.952, E 1,299,735.465 GRID)

4. BASIS OF BEARING (CADASTRAL) HELD THE BEARING BETWEEN THE ABOVE NOTED BASIS OF POSITION AND THE FOUND MASONRY NAIL WITH YELLOW TAG AT THE INTERSECTION OF 94TH AVE NE AND NE 1ST STREET TO BE S 36°59'47" W BY OBSERVATION.

5. MONUMENTATION NOTED AS FOUND WAS FIELD VISITED ON JUNE 21, 2013.

6. THE SCOPE OF WORK FOR THIS SURVEY WAS TO PERFORM A TOPOGRAPHIC SURVEY OF THE PROJECT AREA. THE BOUNDARY SHOWN HEREON WAS DERIVED FROM THE ABOVE NOTED SOURCES. NO CORNERS WERE SET AS A PART OF THIS SURVEY.

7. VERTICAL DATUM: NAVD 1988 PER CITY OF BELLEVUE SURVEY CONTROL DATABASE.

MASTER BENCHMARK: CITY OF BELLEVUE SURVEY BENCHMARK NO. 1500. SEE CITY OF BELLEVUE DATA BASE FOR A MORE DETAILED DESCRIPTION. ELEVATION = 182.241 FEET (NAVD 1988)

SITE BM#1: GOLDSMITH SURVEY CONTROL POINT BS-2. SET MAG NAIL WITH PINK FLAGGING IN THICKENED EDGE OF ASPHALT AT THE SOUTH SIDE OF NE 1ST STREET AT ADDRESS 9433. POINT IS APPROXIMATELY 32 FEET WEST OF UTILITY POLE 222752. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 120.01 FEET.

SITE BM#2: GOLDSMITH SURVEY CONTROL POINT BS-2A - SET REBAR AND CAP 2.5 FEET SOUTH AND 3.2 FEET EAST OF PAVEMENT WALKWAY. SEE MAP FOR PLOTTED LOCATION. ELEVATION = 131.54 FEET

8. THE LEGAL DESCRIPTION SHOWN HEREON IS PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1355813 DATED MAY 29, 2013. NO EASEMENTS WERE NOTED IN SCHEDULE B OF SAID REPORT.

9. GRID DISTANCES WERE REDUCED TO GROUND DISTANCES USING A COMBINATION FACTOR OF 0.9998772145, WHERE GRID DISTANCE DIVIDED BY COMBINATION FACTOR EQUALS GROUND DISTANCE. THEREFORE THE ONLY TRUE WASHINGTON STATE PLANE COORDINATE IS THE BASIS OF POSITION (STATE PLANE COORDINATES).

10. PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON WAS FIELD LOCATED ON JUNE 21 THROUGH JUNE 26, 2013 AND IS CURRENT TO THOSE DATES ONLY. ELEVATIONS WERE TAKEN ACROSS THE SITE AND ARE AVAILABLE ELECTRONICALLY BUT ARE NOT ALL SHOWN HEREON FOR SAKE OF CLARITY.

11. UNDERGROUND UTILITIES SHOWN HEREON ARE PER A COMBINATION OF FIELD LOCATED SURFACE OBSERVABLE FEATURES AND RECORDS OF THE APPLICABLE UTILITY PURVEYOR. ALL LOCATIONS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.

12. WORK PERFORMED IN CONJUNCTION WITH THIS SURVEY UTILIZED ONE OR MORE OF THE FOLLOWING SURVEY INSTRUMENTS AND PROCEDURES:

A. FIELD TRAVERSE AND/OR GLOBAL POSITIONING SYSTEM SURVEY.  
B. ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON GPT 3005, TOPCON GTS 815A, NIKON DTM-430 OR NIKON DTM-530.

C. TOPCON HIPER LITE PLUS GPS EQUIPMENT.

D. TOPCON GR-3 GPS EQUIPMENT.

E. ALL FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC 332-130-070, 080 AND 090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC 332-130-100.

13. CITY OF BELLEVUE SEWER DISTRICT RECORDS DATED FEBRUARY 7, 1964 INDICATE THE POSSIBLE EXISTENCE OF A SEPTIC TANK. LOCATION CANNOT BE FIELD VERIFIED.

## EXISTING LEGAL DESCRIPTION

THAT PORTION OF BLOCK 22, LOCHLEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 46, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK AND RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 260 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK;  
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 122.50 FEET;  
THENCE SOUTHWESTERLY PARALLEL TO THE FIRST DESCRIBED COURSE 260 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK;  
THENCE SOUTHEASTERLY 122.50 FEET TO THE POINT OF BEGINNING;  
EXCEPT THE NORTHEASTERLY 110 FEET THEREOF;

TOGETHER WITH THE NORTHWESTERLY 30 FEET IN WIDTH OF THAT PORTION OF 95TH AVENUE NORTHEAST VACATED SEPTEMBER 21, 1942, AND AMENDED BY ORDINANCE 6064, AS RECORDED UNDER RECORDING NUMBER 20120717000763;  
EXCEPT THE NORTHEASTERLY 110 FEET OF SAID VACATED STREET.

## LOT 1 LEGAL DESCRIPTION (AFTER SHORT PLAT)

THE NORTHWESTERLY 70.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF BLOCK 22, LOCHLEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 46, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK AND RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 260 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK;  
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 122.50 FEET;  
THENCE SOUTHWESTERLY PARALLEL TO THE FIRST DESCRIBED COURSE 260 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK;  
THENCE SOUTHEASTERLY 122.50 FEET TO THE POINT OF BEGINNING;

EXCEPT THE NORTHEASTERLY 110 FEET THEREOF;

TOGETHER WITH THE NORTHWESTERLY 30 FEET IN WIDTH OF THAT PORTION OF 95TH AVENUE NORTHEAST VACATED SEPTEMBER 21, 1942, AND AMENDED BY ORDINANCE 6064, AS RECORDED UNDER RECORDING NUMBER 20120717000763;

EXCEPT THE NORTHEASTERLY 110 FEET OF SAID VACATED STREET.

## LOT 2 LEGAL DESCRIPTION (AFTER SHORT PLAT)

THE SOUTHEASTERLY 82.50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF BLOCK 22, LOCHLEVEN, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 16 OF PLATS, PAGE 46, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID BLOCK AND RUNNING THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID BLOCK 260 FEET TO THE MOST EASTERLY CORNER OF SAID BLOCK;  
THENCE NORTHWESTERLY ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 122.50 FEET;  
THENCE SOUTHWESTERLY PARALLEL TO THE FIRST DESCRIBED COURSE 260 FEET TO THE SOUTHWESTERLY LINE OF SAID BLOCK;  
THENCE SOUTHEASTERLY 122.50 FEET TO THE POINT OF BEGINNING;

EXCEPT THE NORTHEASTERLY 110 FEET THEREOF;

TOGETHER WITH THE NORTHWESTERLY 30 FEET IN WIDTH OF THAT PORTION OF 95TH AVENUE NORTHEAST VACATED SEPTEMBER 21, 1942, AND AMENDED BY ORDINANCE 6064, AS RECORDED UNDER RECORDING NUMBER 20120717000763;

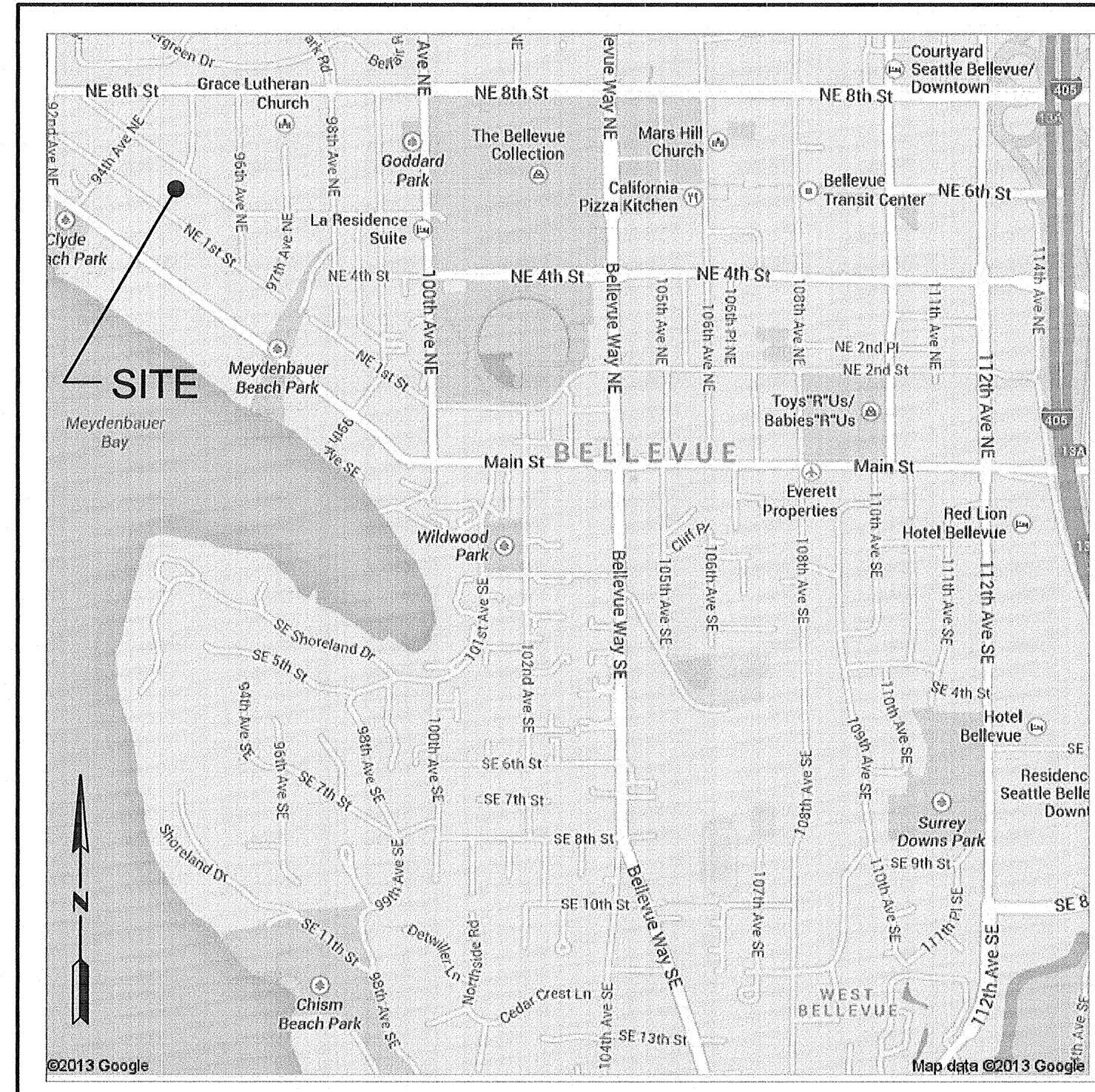
EXCEPT THE NORTHEASTERLY 110 FEET OF SAID VACATED STREET.

## SITE DATA

SITE LOCATION: 9436 NE 1ST STREET, BELLEVUE, WA, 98004  
TAX PARCEL #: 438920 1110  
TOTAL SITE AREA: 0.49 ACRES  
NUMBER OF LOTS PROPOSED: 2  
ZONING: R-3.5  
EXISTING USE: SINGLE FAMILY RESIDENTIAL  
PROPOSED USE: SINGLE FAMILY RESIDENTIAL  
SEWER / WATER: CITY OF BELLEVUE  
POWER / GAS: PUGET SOUND ENERGY  
TELEPHONE SERVICE: FRONTIER  
CABLE: COMCAST  
FIRE DISTRICT: BELLEVUE  
SCHOOL DISTRICT: BELLEVUE

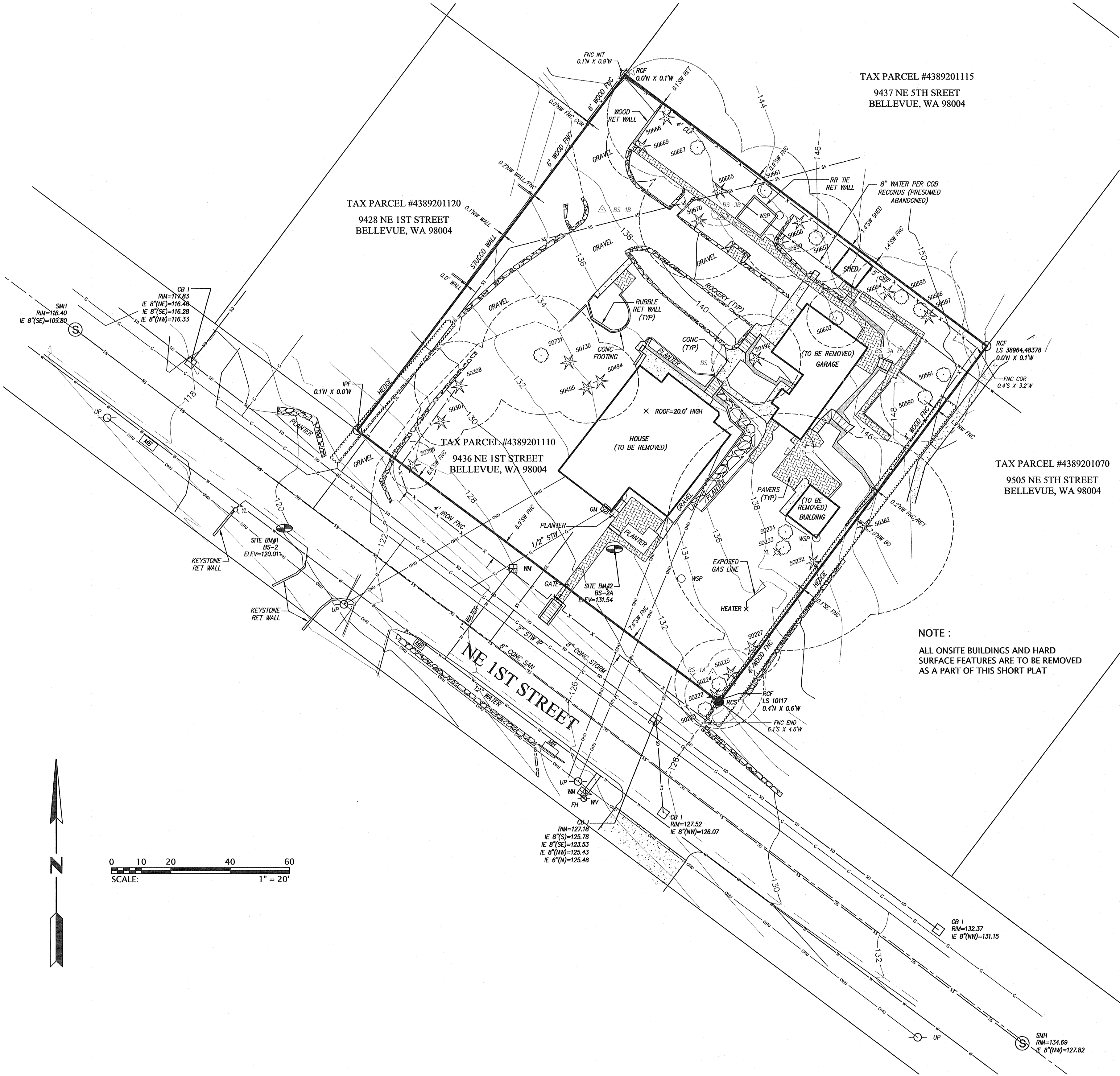
OWNER: GREGG BENNETT  
2115 94TH AVENUE NE  
BELLEVUE, WA 98004  
(206) 612-5666 / greben1@yahoo.com

ENGINEER / SURVEYOR: GOLDSMITH (LAND DEVELOPMENT SERVICES)  
SCOTT KIM, P.E. / LEE NYQUIST, P.L.S.  
1215 114TH AVENUE SE  
BELLEVUE, WA 98004  
(425) 462-1080  
SKIM@GOLDSMITHENGINEERING.COM  
LNYQUIST@GOLDSMITHENGINEERING.COM





NW 1/4, NE 1/4 SECTION 31, TOWNSHIP 25 N, RANGE 5 E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



NOTE:  
ALL ONSITE BUILDINGS AND HARD  
SURFACE FEATURES ARE TO BE REMOVED  
AS A PART OF THIS SHORT PLAT


TREE TABLE

POINT NUMBER	TREE INCHES	TYPE	DRIP DIAMETER
50222	12"	CEDAR	20'
50223	8"	DECIDUOUS	12'
50224	10"	DECIDUOUS	30'
50225	12"	CEDAR	16'
50227	24"	CEDAR	20'
50232	8"	CEDAR	16'
50233	17"	DECIDUOUS	24'
50234	48"	MAPLE	80'
50306	20"	HOLLY	16'
50307	14"	HOLLY	16'
50308	18"	CEDAR	30'
50382	28"	HEMLOCK	60'
50492	16"	FIR	30'
50494	12"	CEDAR	26'
50495	15"	CEDAR	24'
50590	10"	DECIDUOUS	30'
50591	14"	DECIDUOUS	24'
50594	12"	CEDAR	24'
50595	8"	DECIDUOUS	24'
50596	14"	DECIDUOUS	30'
50597	16"	CEDAR	20'
50602	8"	DECIDUOUS	20'
50657	14"	DECIDUOUS	30'
50658	8"	CEDAR	20'
50659	15"	CEDAR	24'
50661	12"	DECIDUOUS	30'
50665	10"	PINE	24'
50667	9"	DECIDUOUS	30'
50668	15"	PINE	40'
50669	8"	CEDAR	24'
50670	28"	PINE	40'
50730	12"	CEDAR	24'
50731	15"	DECIDUOUS	40'

LEGEND

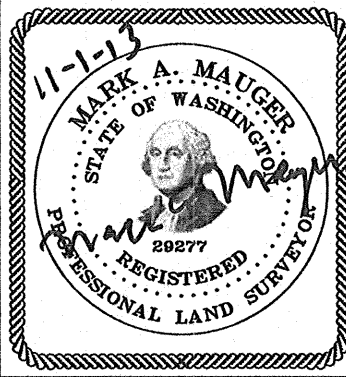
BG	BUILDING
BM	BENCHMARK
BS	GOLDSMITH SURVEY CONTROL POINT
CB I	CATCH BASIN TYPE I
CLF	CHAINLINK FENCE
CONC	CONCRETE
COR	CORNER
FH	FIRE HYDRANT
FNC	FENCE
FND	FOUND
GM	GAS METER
INT	INTERSECTION
IPF	IRON PIN FOUND
MB	MAILBOX
MON	MONUMENT
O/S	OFFSET
RCF	REBAR & CAP FOUND (AS NOTED)
RCS	REBAR & CAP SET (LS 29277, 28070, 38984)
RET	RETAINING
ROS	RECORD OF SURVEY
SMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
WM	WATER METER
WSP	WATER SPIGOT
WV	WATER VALVE
YL	YARD LIGHT

EXISTING CONDITIONS

 **City of Bellevue**  
PERMIT NO. \_\_\_\_\_

  
**GOLDSMITH**  
LAND DEVELOPMENT SERVICES  
1215 114th Ave SE, Bellevue, WA 98004 | PO Box 3565, Bellevue, WA 98009  
T 425 462 1080 F 425 462 7719 www.goldsmithengineering.com

PLOTTED:	2013/11/01 09:50	EMALM
DRAWN:	EMALM	
DESIGNED:		
APPROVED:	LNYQUIST	



GREGG BENNETT  
PRELIMINARY SHORT PLAT  
FOR  
GREGG BENNETT

9436 NE 1ST STREET, CITY OF BELLEVUE KING COUNTY, WASHINGTON

JOB NO. 13115  
SHEET

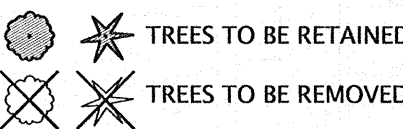


NW 1/4, NE 1/4 SECTION 31, TOWNSHIP 25 N, RANGE 5 E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON

PRIVATE SANITARY SIDE SEWER EASEMENT

THE OWNER(S) OF LOT 1 (GRANTOR) DO HEREBY GRANT AND CONVEY TO THE OWNER(S) OF TAX PARCEL 4389201115 AND ITS ASSIGNS (THE GRANTEE) A PERPETUAL EASEMENT FOR THE RE-LOCATED SANITARY SIDE-SEWER AS DEPICTED HEREON, OR ESTABLISHED AS A 10' EASEMENT ABOUT THE CENTERLINE OF THE AS CONSTRUCTED SIDE SEWER. THIS EASEMENT AND CONDITIONS SHALL BE A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING ON THE SUCCESSORS, HEIRS, AND ASSIGNS OF THE OWNER(S) OF LAND HEREBY SUBDIVIDED. THE OWNER(S) OF TAX PARCEL 4389201115 AND ITS ASSIGNS SHALL HAVE THE RIGHT WITHOUT PRIOR INSTITUTIONS OF ANY SUIT OR PROCEEDINGS OF LAW, AT SUCH TIME AS MAY BE NECESSARY, TO ENTER UPON SAID EASEMENT FOR THE PURPOSE OF MAINTAINING, REPAIRING, ALTERING OR RECONSTRUCTING SAID UTILITIES OR MAKING ANY CONNECTIONS THERETO WITHOUT INCURRING ANY LEGAL OBLIGATION OR LIABILITY THEREFORE; PROVIDED THAT SUCH SHALL BE A MANNER THAT IF EXISTING PRIVATE IMPROVEMENTS ARE DISTURBED OR DESTROYED THEY WILL BE REPAIRED OR REPLACED TO A CONDITION SIMILAR AS THEY WERE IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE GRANTEE. THE OWNER(S) OF LOT 1 SHALL RETAIN RIGHT TO USE THE SURFACE OF SAID EASEMENT IF SUCH USE DOES NOT INTERFERE WITH THE MAINTENANCE OR USE OF SAID UTILITIES. HOWEVER, THE OWNER(S) OF LOT 1 SHALL NOT ERECT OR MAINTAIN ANY BUILDINGS OR STRUCTURES WITHIN THE EASEMENT. ALSO, THE GRANTOR SHALL NOT PLANT TREES, SHRUBS OR VEGETATION HAVING DEEP ROOT PATTERNS WHICH MAY CAUSE DAMAGE TO OR INTERFERE WITH SAID UTILITIES. ALSO, THE OWNER(S) OF LOT 1 SHALL NOT DEVELOP OR BEAUTIFY THE EASEMENT AREAS IN SUCH A WAY TO CAUSE EXCESSIVE COST TO THE OWNER(S) OF TAX PARCEL 4389201115 PURSUANT TO ITS RESTORATION DUTIES HEREIN.

TREE LEGEND



BENNETT TREE RETENTION SUMMARY

TREE TYPE	REMOVED DIA. INCHES	RETAINED DIA. INCHES
CEDAR		12"
DECIDUOUS	10"	
CEDAR	24"	12"
DECIDUOUS	17"	
CEDAR	8"	
DECIDUOUS		9"
MAPLE	48"	
HOLLY	20"	
HOLLY	14"	
CEDAR	18"	
FIR	16"	
CEDAR	12"	
CEDAR	15"	
DECIDUOUS		10"
DECIDUOUS		14"
CEDAR		12"
DECIDUOUS	8"	
DECIDUOUS		14"
CEDAR		16"
DECIDUOUS		8"
DECIDUOUS	14"	
CEDAR		8"
CEDAR	15"	
DECIDUOUS		12"
PINE		10"
PINE		15"
CEDAR	8"	
PINE	28"	
CEDAR	12"	
DECIDUOUS	15"	

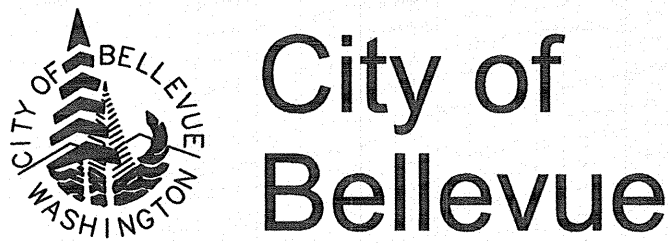
TOTAL: 302 REMOVED 152 RETAINED

TOTAL TREE INCHES: 454

REQUIRED TREE RETENTION = 137 TREE INCHES (30%)

TREE INCHES RETAINED = 152 TREE INCHES

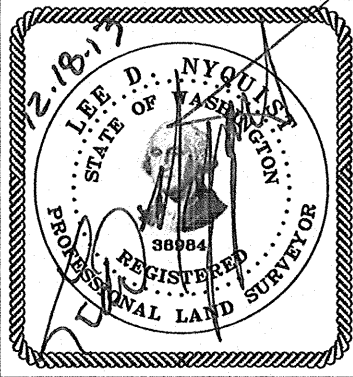
NOTES:  
DRIPLINES SHOWN ARE PER FIELD SURVEY OF THE FURTHEST LATERAL EXTENT OF THE FOLIAGE.  
THE OWNER VOLUNTARILY AGREES TO PLANT ONE STREET TREE WITHIN THE RIGHT-OF-WAY ALONG THE PROPERTY FRONTAGE. THE OWNER WILL PLANT A DOUGLAS FIR OR A KATSURA TREE AS RECOMMENDED BY THE CITY OF BELLEVUE. THE EXACT LOCATION OF THE TREE TO BE PLANTED WILL BE DETERMINED AT THE TIME OF FUTURE HOME CONSTRUCTION. THE TREE WILL NOT BE PLANTED BENEATH OVERHEAD UTILITIES, WILL BE PLACED A MINIMUM OF 10 (TEN) FEET FROM PAVED DRIVEWAYS OR ROADWAY, AND WILL NOT OBSTRUCT SIGHT LINES FROM ANY DRIVEWAY.



PERMIT NO. \_\_\_\_\_



PLOTTED: 2013/12/18 11:31 PROMELFANGER  
DRAWN: EMALM  
DESIGNED:  
APPROVED: LNYQUIST



PRELIMINARY SHORT PLAT  
FOR  
GREGG BENNETT

9436 NE 1ST STREET, CITY OF BELLEVUE

KING COUNTY, WASHINGTON

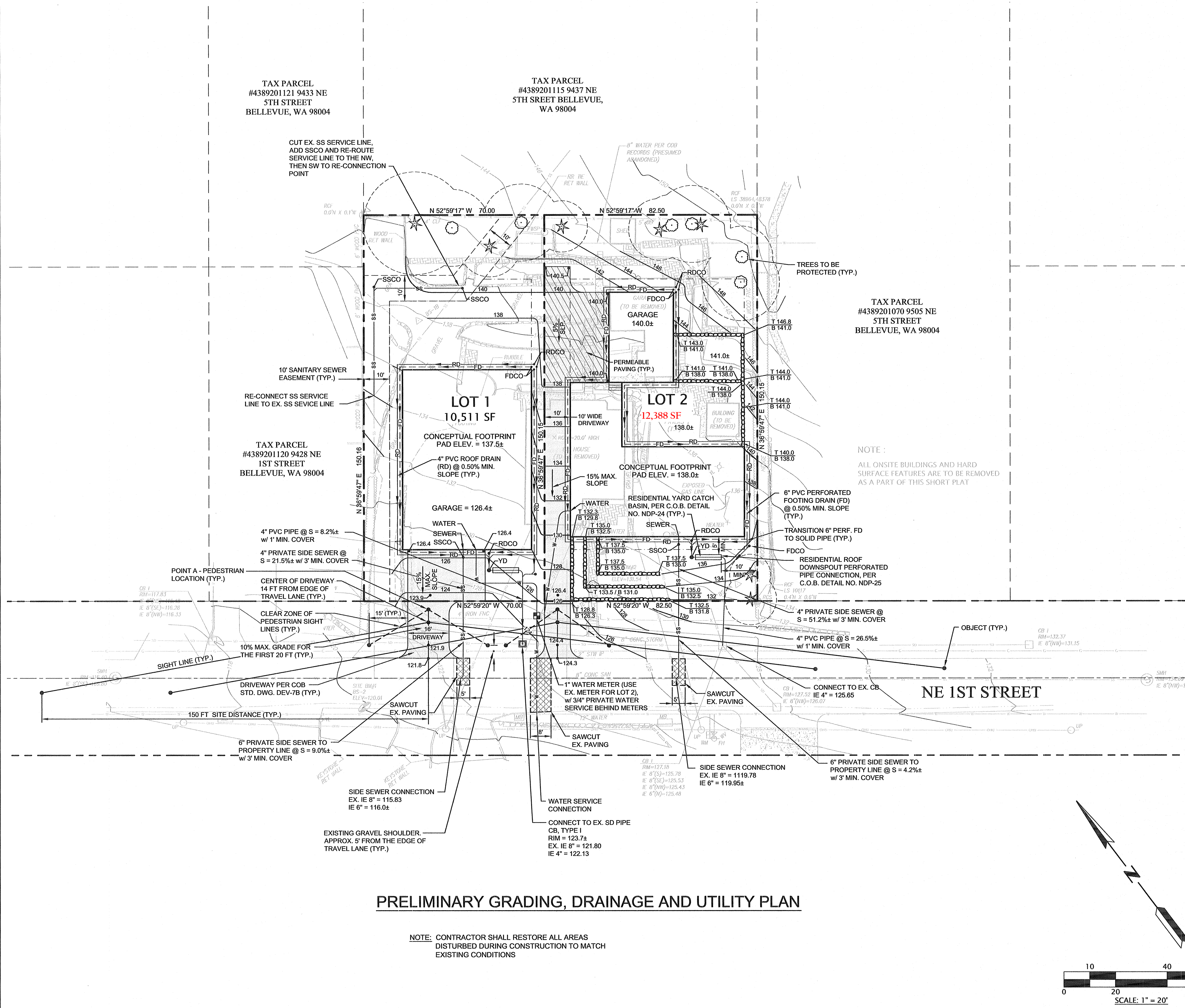
JOB NO. 13115  
SHEET

3/4

M:\ACAD\SURVEY\13115\PRELIM SHORT PLAT\13115X03.DWG



NW 1/4, NE 1/4 SECTION 31, TOWNSHIP 25 N, RANGE 5 E, W.M.  
CITY OF BELLEVUE, KING COUNTY, WASHINGTON



EXISTING CONDITIONS LEGEND

BG	BUILDING
BM	BENCHMARK
BS-	GOLDSMITH SURVEY CONTROL POINT
CB I	CATCH BASIN TYPE I
CLF	CHAINLINK FENCE
CONC	CONCRETE
COR	CORNER
FH	FIRE HYDRANT
FNC	FENCE
FND	FOUND
GM	GAS METER
INT	INTERSECTION
IPF	IRON PIN FOUND
MB	MAILBOX
MON	MONUMENT
O/S	OFFSET
RCF	REBAR & CAP FOUND (AS NOTED)
RCS	REBAR & CAP SET (LS 29277,28070,38984)
RET	RETAINING
ROS	RECORD OF SURVEY
SMH	SANITARY SEWER MANHOLE
UP	UTILITY POLE
WM	WATER METER
WSP	WATER SPIGOT
WV	WATER VALVE
YL	YARD LIGHT

NEW FEATURES LEGEND

YD	RESIDENTIAL YARD CATCH BASIN
FD	FOOTING DRAIN LINE
FDCO	FOOTING DRAIN CLEAN OUT
RD	ROOF DRAIN LINE
RDCO	ROOF DRAIN CLEAN OUT
SS	SANITARY SEWER SERVICE
SSCO	SANITARY SEWER SERVICE CLEAN OUT
W	WATER SERVICE
WM	WATER METER
WM	LANDSCAPE BLOCK WALL (OR EQUAL)
WM	PAVEMENT RESTORATION PER C.O.B. STANDARD DETAIL ROW-1
WM	ASPHALT PAVING
WM	PERMEABLE PAVING

NOTES

- RUNOFF FOR ROOF SHALL BE DIRECTED TO RESIDENTIAL ROOF DOWNSPOUT PERFORATED PIPE CONNECTION AS SHOWN ON THIS PLAN.
- THE STORM DRAINAGE SYSTEM SHOWN ON THIS PLAN WILL BE A "PRIVATE" SYSTEM.
- 150 FT SIGHT DISTANCE WAS BASED ON RESIDENTIAL DRIVEWAYS AT 25 MPH ON NE 1st STREET PER STANDARD DRAWING TE-1 AND TE-3.

IMPERVIOUS AREA CALCULATIONS: LOT 1

HOUSE & GARAGE	=	3,500 SF
DRIVEWAY	=	975 SF
TOTAL	=	4,475 SF

LOT AREA = 10,511 SF

IMPERVIOUS AREA = 42.6% OF LOT AREA

IMPERVIOUS AREA CALCULATIONS: LOT 2

HOUSE	=	2,860 SF
GARAGE	=	875 SF
DRIVEWAY	=	1,085 SF
PERMEABLE DRIVEWAY	=	654 SF (AFTER APPLYING 33.3% ON-SITE SIZING FACTOR PER TABLE 6.13)

TOTAL IMPERVIOUS = 5,474 SF

LOT AREA = 12,388 SF

IMPERVIOUS AREA = 44.2% OF LOT AREA

TOTAL IMPERVIOUS AREA = 4,475 SF + 5,474 SF = 9,949 SF  
< 10,000 SF (NO DETENTION REQUIRED)

REV NO.	DATE	DESCRIPTION	MADE BY	CHECKED	PLOTTED:	2013/12/17 14:59	SKIM
1	12/17/13	REVISED PER CITY OF BELLEVUE'S COMMENT EMAIL. (DATED 12/13/13)	JCJ	SK	DRAWN:	JCJ	
					DESIGNED:	SK	
					APPROVED:	KJC	

